



Town of Camden
Minutes of the Select Board Meeting
February 25, 2014
6:30pm

PRESENT: Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Donald White, Town Manager Finnigan, and Development Director Brian Hodges. Also present were members of the press and public.

A. Call to Order

The meeting was called to order at 6:30pm.

a) Public Hearing regarding a proposed amendment to the Downtown Tax Increment Finance District

b) Public Hearing regarding acceptance of a sewer easement deed from Wayfarer Marine to upgrade the Sea Street pump station adjacent to Wayfarer Marine on Sea Street.

Martin Cates opened the Public Hearing and read procedures for the hearing.

Brian Hodges spoke about the proposed amendment to the Downtown Tax Increment Finance District. He presented general information for the group on Tax Increment Finance Programs, including their purpose and how they are structured. Hodges then summarized the proposed changes and additions in detail, noting that a Credit Enhancement Agreement was part of the proposed amendment.

Hodges outlined CEA programs. He explained the performance-based nature of the CEA under consideration.

At the conclusion of Hodges' presentation, Chairperson Cates opened the floor to public comment.

The following citizens asked questions and/or commented on the proposed amendment:

John Scholz
Anita Broschious-Scott (spoke twice)
Stephen Melchiskey
Peter Gross
Ted Kanellakis

Questions from citizens revolved around structure of TIFs as related to the allocation of property tax funds and around the types of projects to be funded by the TIF.

Seeing no further public comment, Chairperson Cates closed the floor to the public and opened the floor to comments from the Board.

Donald White asked Hodges to discuss past projects in Camden that had been funded by TIF funds. Hodges described the projects that had been completed and provided details on the levels of funding that had been generated by the TIF during the years 2010-2012.

Leonard Lookner asked first how re-evaluation is handled within a TIF, and secondly how the thresholds contained in the amendment had been developed. Processes and implications of re-evaluation were discussed. Regarding development of the performance-based thresholds, Hodges explained that he had researched CEAs in other Maine communities and had chosen to include thresholds as a measure of protection for the Town. He added that no tax money would be reimbursed until thresholds were met. Lookner asked why the change was being proposed in the duration of the existing TIF, and Hodges explained the recent change in the state statute.

James Heard asked how the new tools would be effective in attracting economic development to Camden. Hodges explained the advantages of having the amended TIF in place along with the CEA and described how they would be used.

Martin Cates asked Hodges to detail the projects covered by the TIF that would have come out of Camden's general fund expenditures if the TIF program had not been in place. The projects were outlined by Hodges.

At the conclusion of the section of the hearing on the TIF amendment, the group moved on to address the second item under consideration, acceptance of a sewer easement deed from Wayfarer Marine in order to upgrade the Sea Street pump station adjacent to Wayfarer Marine on Sea Street.

Ross Parker, Superintendent of Camden's Wastewater Department, explained the reasons that the easement was necessary for the upgrade of the Sea Street Pump Station.

Chairperson Cates opened the Public Hearing to comments from the floor.

See no public comment, Cates closed to the public and opened the floor to comments from the Select Board. There were no comments from the Board.

Chairperson Cates closed the Public Hearing and recessed the Select Board meeting in order to hold a Special Town Meeting to vote on the two issues discussed above.

After the special Town Meeting the Select Board reconvened

A. Communications, Presentations, and Recognitions

1. Introduction of John Rockwell

Brian Hodges introduced John Rockwell, new owner of Tibbetts Industries, now called Sierra Peaks Tibbetts. Rockwell said that he had retained 29 of the former Tibbetts employees and that he hopes to grow the business in the future. Rockwell was welcomed by the Board and Town Manager.

Change in Order of Agenda

Leonard Lookner made a motion to take up items listed under New Business out of order. The motion was seconded by John French and unanimously approved.

C. New Business

1. **Public Hearing** regarding the following Liquor Licenses: Black Sea, Inc. d/b/a *Fresh Restaurant* (new owners) at 1 Bay View Landing for a Class 1 Restaurant Spirituous, Vinous Malt Liquor License.

Martin Cates opened a Public Hearing.

Stephen Steeves, new owner of Fresh Restaurant, spoke to the Board about his plans for the restaurant.

John French made a motion to approve a Class 1 Restaurant Spirituous, Vinous Malt Liquor License for Black Sea, Inc. d/b/a Fresh Restaurant (new owners) at 1 Bay View Landing. Leonard Lookner seconded the motion. It was unanimously approved.

Martin Cates closed the public hearing.

John French made a motion to approve the following licenses:

*Renewal of lodging license for Maryanne Shanahan, d/b/a Hawthorn Inn at 9 High Street;
Renewal victualers license for Maryanne Shanahan, d/b/a Hawthorn Inn at 9 High Street;
Renewal victualers license for Joshua Hixson d/b/a 40 Paper located at 40 Washington St.*

Donold White seconded the motion. It was unanimously approved.

Donald White made a resolution appointing Martin Cates and Pat Finnigan as voting members to the Maine Service Center Coalition. John French seconded the motion. It was unanimously approved.

D. Citizen Comments

There were no citizen comments, so the Chair opened the floor to comments from the Board.

Leonard Lookner and Don White spoke about the success of the Camden Conference which had been held the previous weekend.

E. Approval of Select Board Minutes

John French made a motion to approve the minutes of February 4 and February 11, 2014. James Heard seconded the motion. It was unanimously approved.

F. Select Board Member Reports

Donald White reported that the Planning Board had held a site plan review for the new PAWS building, and that they had approved a new residence for Coastal Opportunities next to the Congregational Church. He also said that Kristi Bifulco had presented a request to serve meals to overnight guests to the Planning Board.

G. Town Manager Report

There was no Town Manager Report.

H. Old Business

There was no Old Business.

I. Select Board Closing Comments

There were no closing comments.

Adjourn

Donald White made a motion to adjourn the meeting. John French seconded this motion. The motion passed unanimously and the Board adjourned at 8:35pm.

Respectfully submitted,

Karen Brace
Recording Secretary